



Western Concourse Phase 1 Concept Design

Northwest Arkansas National Airport

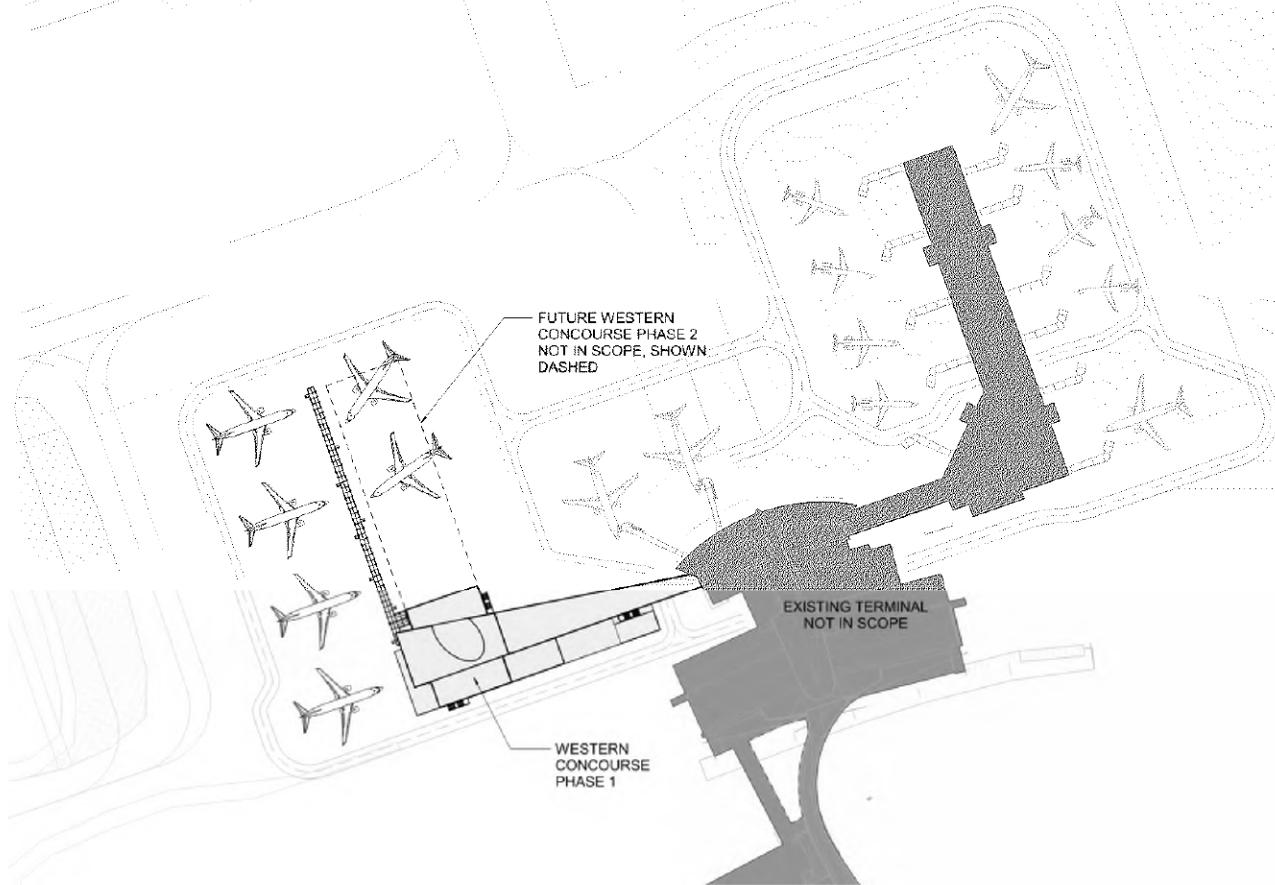
December 8, 2021

PROJECT GOALS

- Maximize Gate capacity at XNA.
- Provide new gates for existing and potential new low-cost carriers.
- Maintain operational use of the existing B Gates.
- Provide a passenger experience with a “sense of place.”
- Meet the established budget with an efficient design.

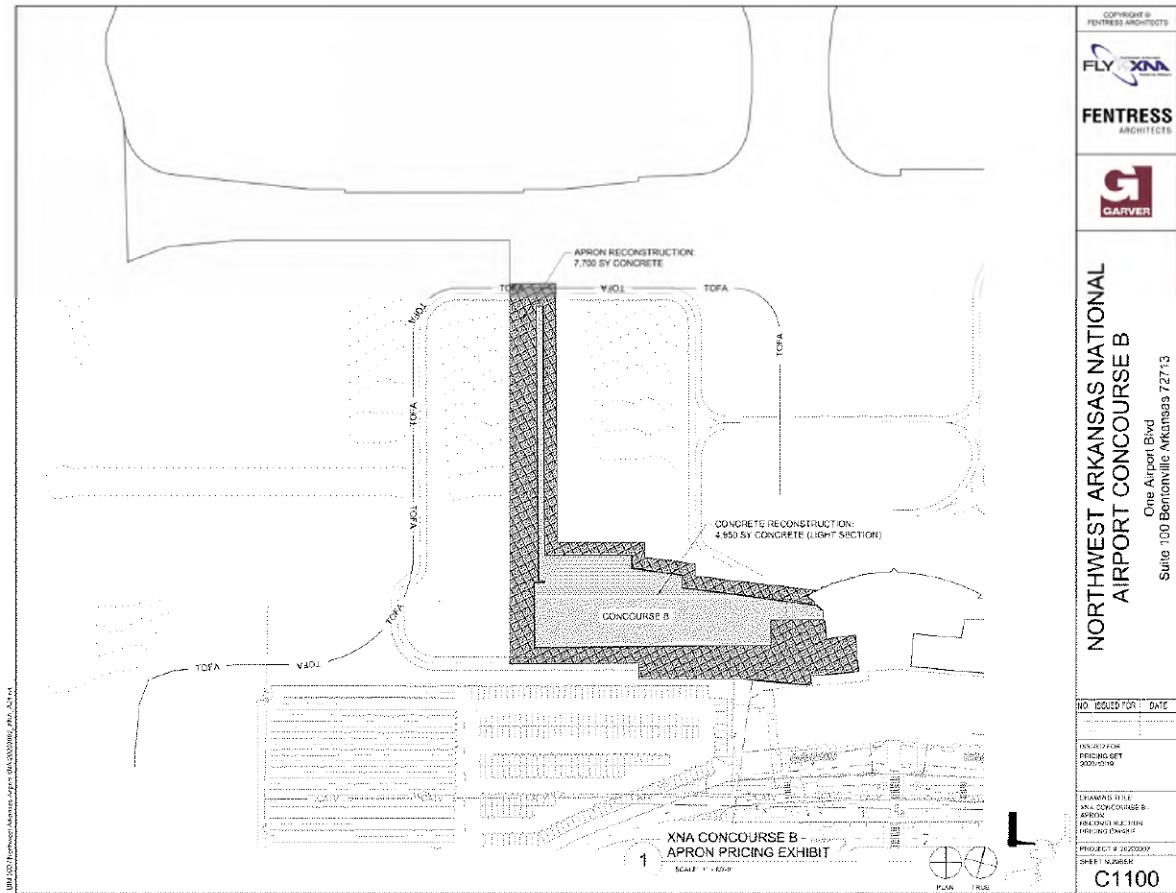
SITE PLAN

- Site Plan Overview
- Western Concourse is sited in the footprint for the future Concourse B
- New 58K SF building to have a split-level hold room concept
- Project will accommodate (5) ground loaded gates
- (1) RON parking position
- Gates B1 & B2 remain unchanged
- Building configuration allows for a VSR cut through



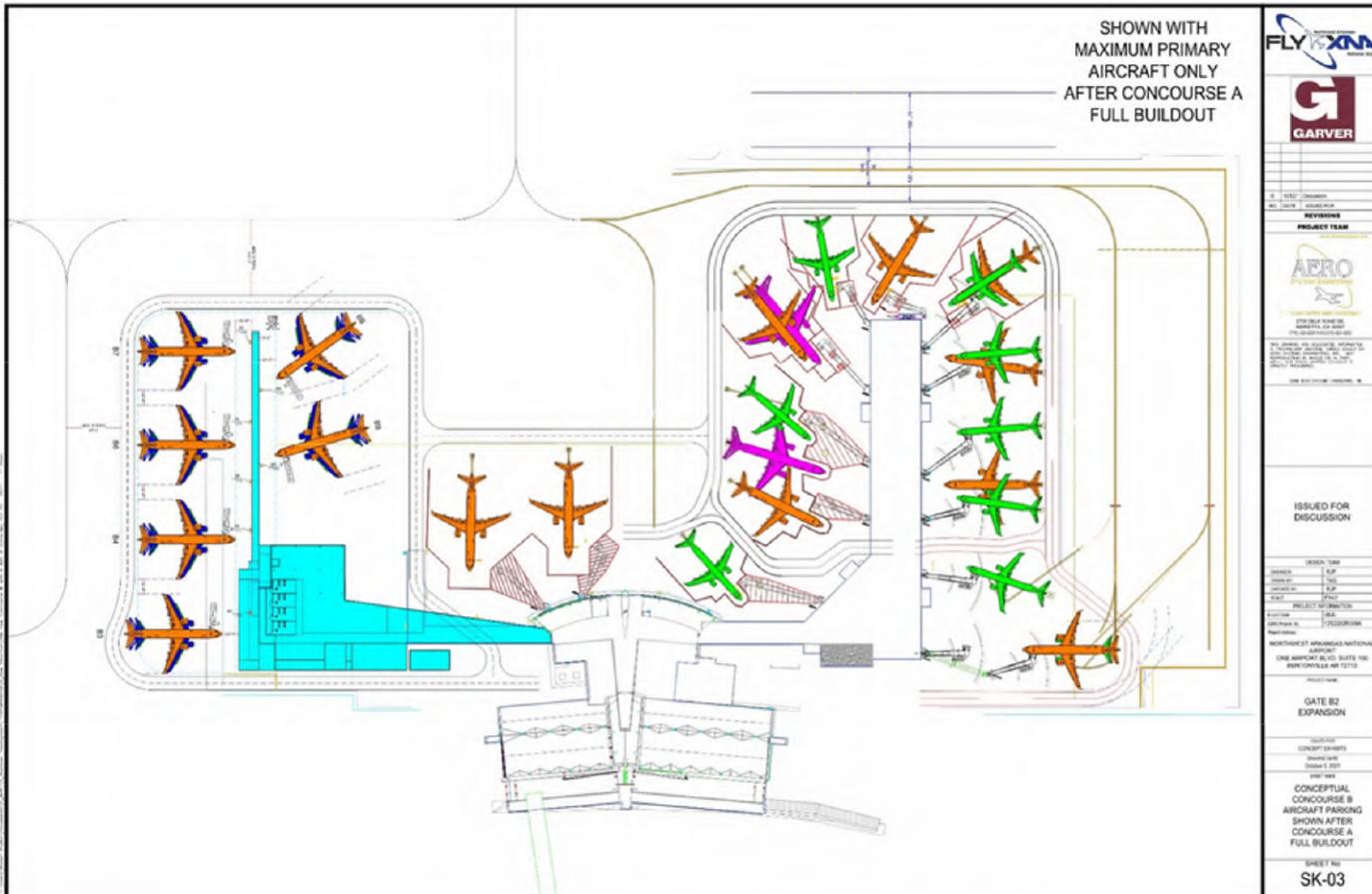
CIVIL OVERVIEW

- Design the apron reconstruction with the grades for the future Concourse B buildout in mind.
- Pavement sections will be designs for intermediate and future uses.
- Coordinate reconstruction design efforts with apron expansion design efforts for continuity.
- Additional deicing infrastructure to support additional gate locations.



AIRSIDE LAYOUT

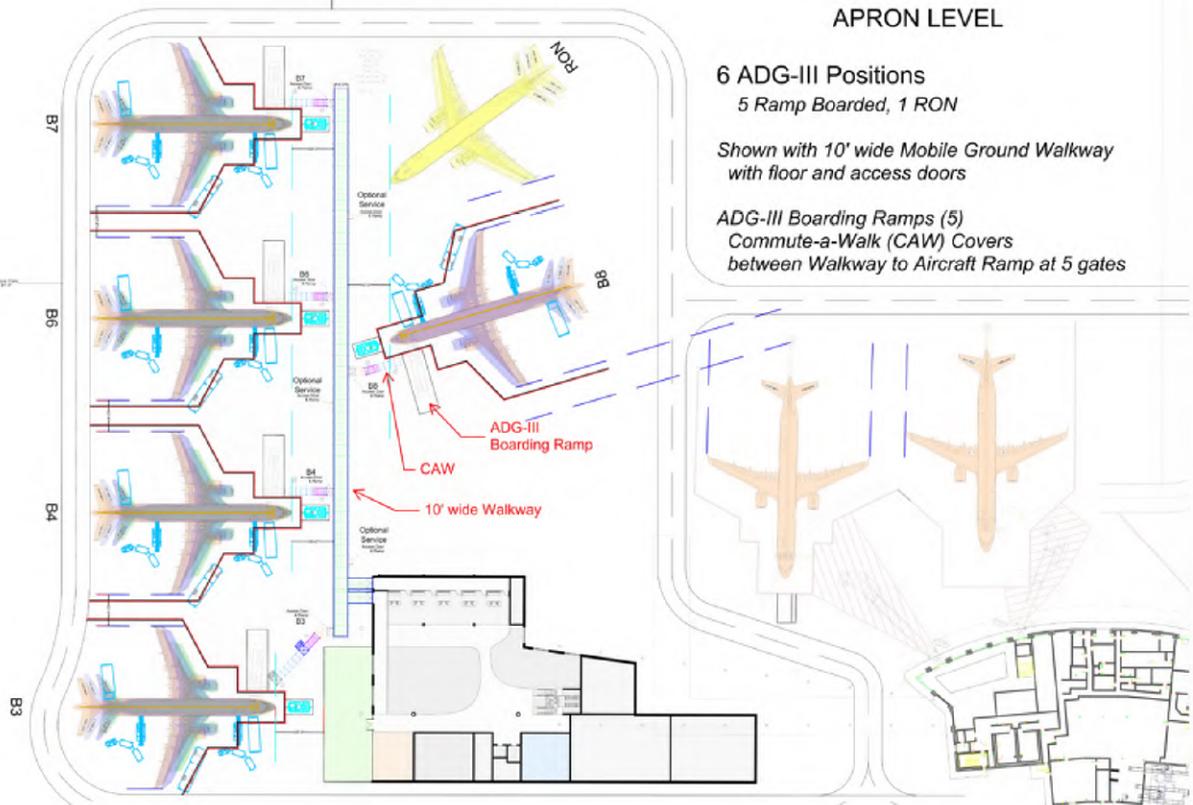
- Diagram shows proposed parking at the completion of the Western Concourse Ph 1
- Proposed A parking – Separate Project
- New Facility is all Ground loaded
- Gates B1, B2 Remain in place and intact



WESTERN CONCOURSE AIRSIDE LAYOUT

- (5) Ground Load Parking Positions
- (1) RON Parking position
- (2) Existing B 1 & 2 Remain intact
- 10'-0" Covered Pedestrian Walk connects facility
- Commute-A-Walk retractable walkway to ramp
- Ramp at each parking position

XNA Western Concourse Expansion Phase 1 Split Level Holdroom



COMMUTER WALKWAY

- 10'-0" wide covered walkway provides 2-way access
- Modular units, approx. a total length of 390 ft
- Enclosed to protection passengers from the weather
- Lighting and signage will be provided
- No Structural foundations are required, bolted directly to the concrete



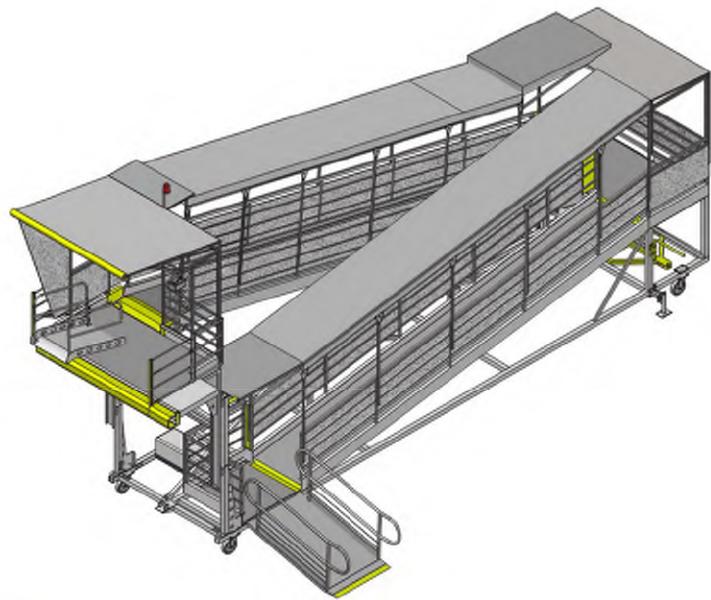
RETRACTABLE CONNECTOR

- Connector between the modular walkway and the boarding ramp.
- Protects the passengers in inclement weather.
- Basis of design: Commute-A-Walk
- Retractable and flexible units operated manually or with a powered drive unit.



BOARDING RAMP

- All passengers will access the aircraft via ramp.
- (5) Ramps for each parking position
- Sized for ADG Group III aircraft, can be sized to accommodate different aircraft



Summary of Requirements for the Western Concourse Phase 1 – 5 Gate Facility

Program target Square Footage = 58,600 SF – 59,600 SF

Concept Design Square Footage = 58,990 SF

Level 1 - Approx. 30,344 SF

Level 1 Hold Room Lounge

Boarding Area

Restrooms

Concessions/Support

Outdoor Seating

Airline Support

MEP

Level 2 - Approx. 28,646 SF

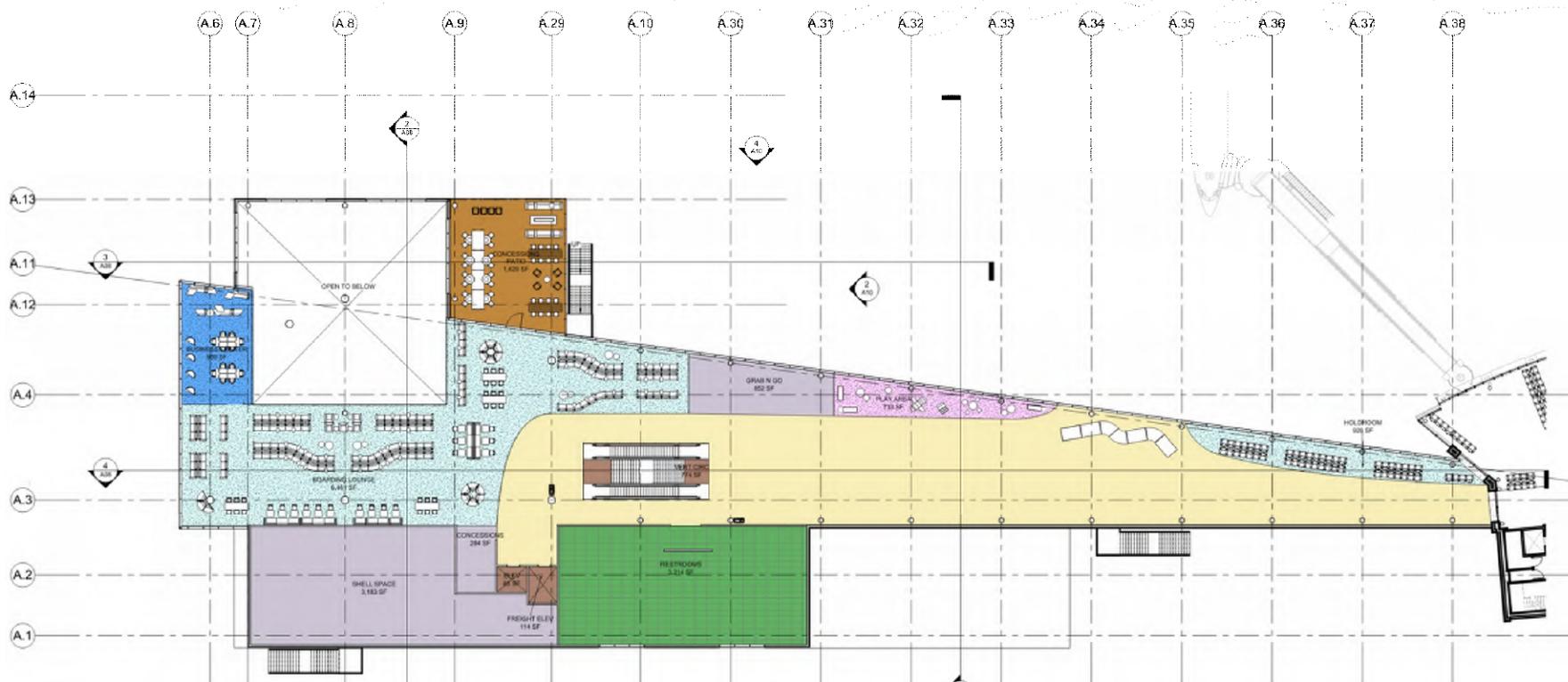
Level 2 Hold Room Lounge

Restrooms

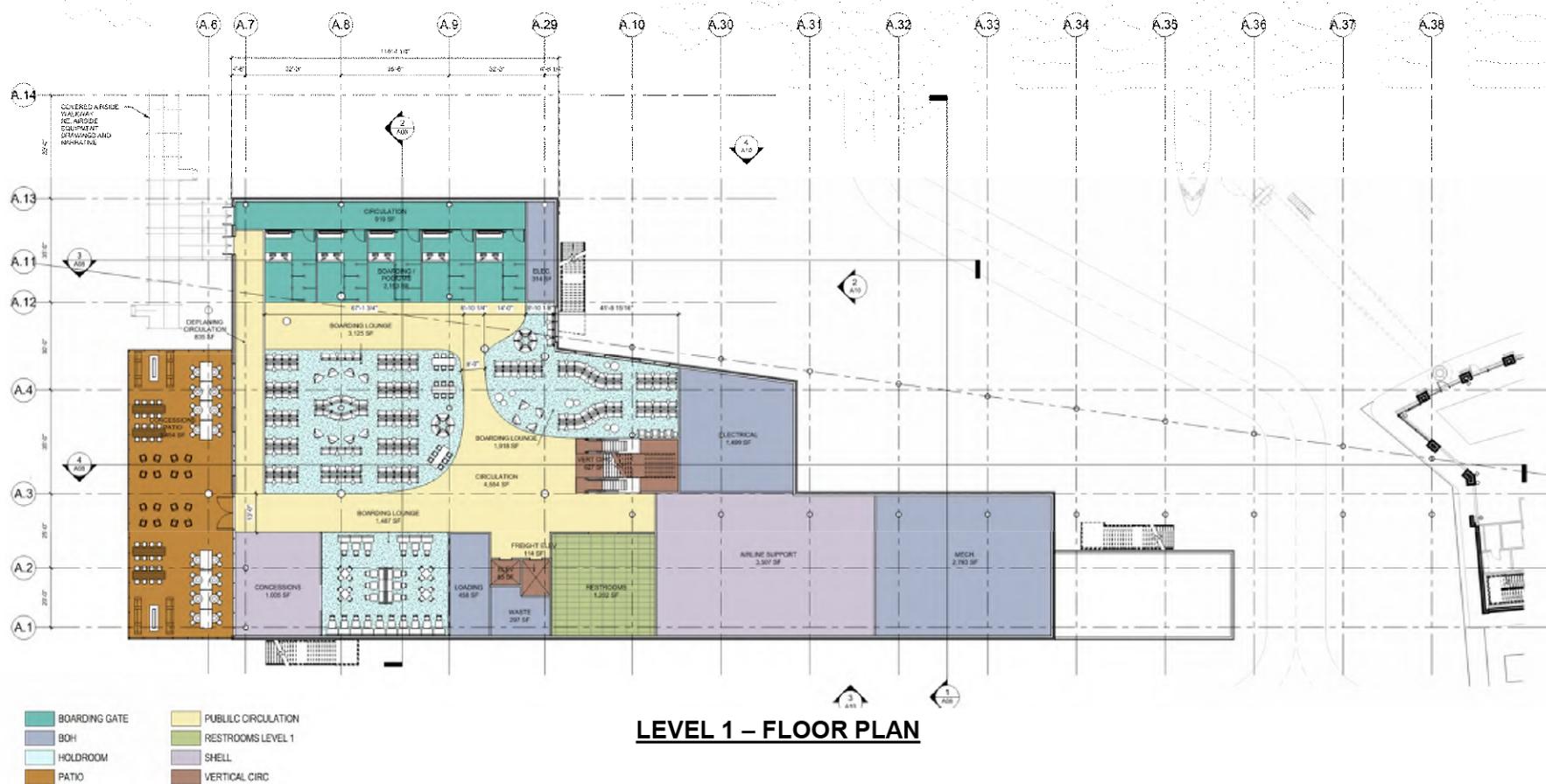
Concessions/Support

Outdoor Seating

Passenger Amenities



LEVEL 2 – FLOOR PLAN

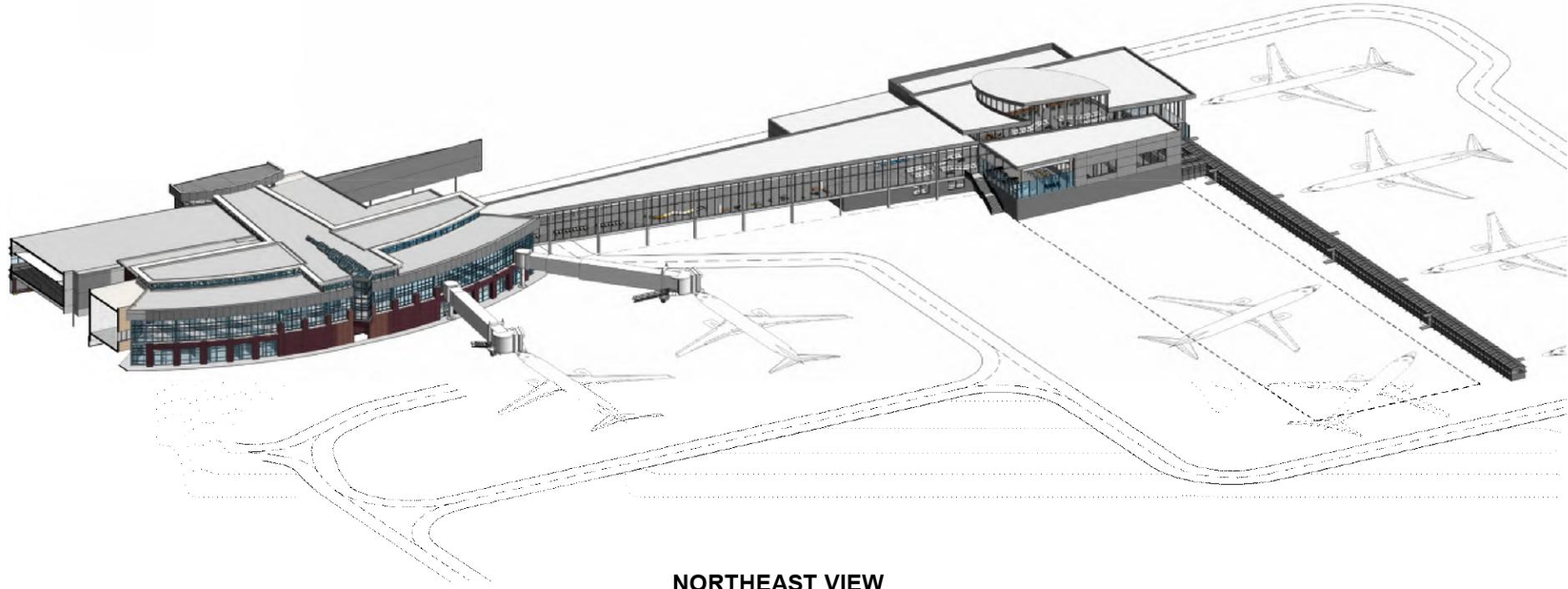


LEVEL 1 – FLOOR PLAN

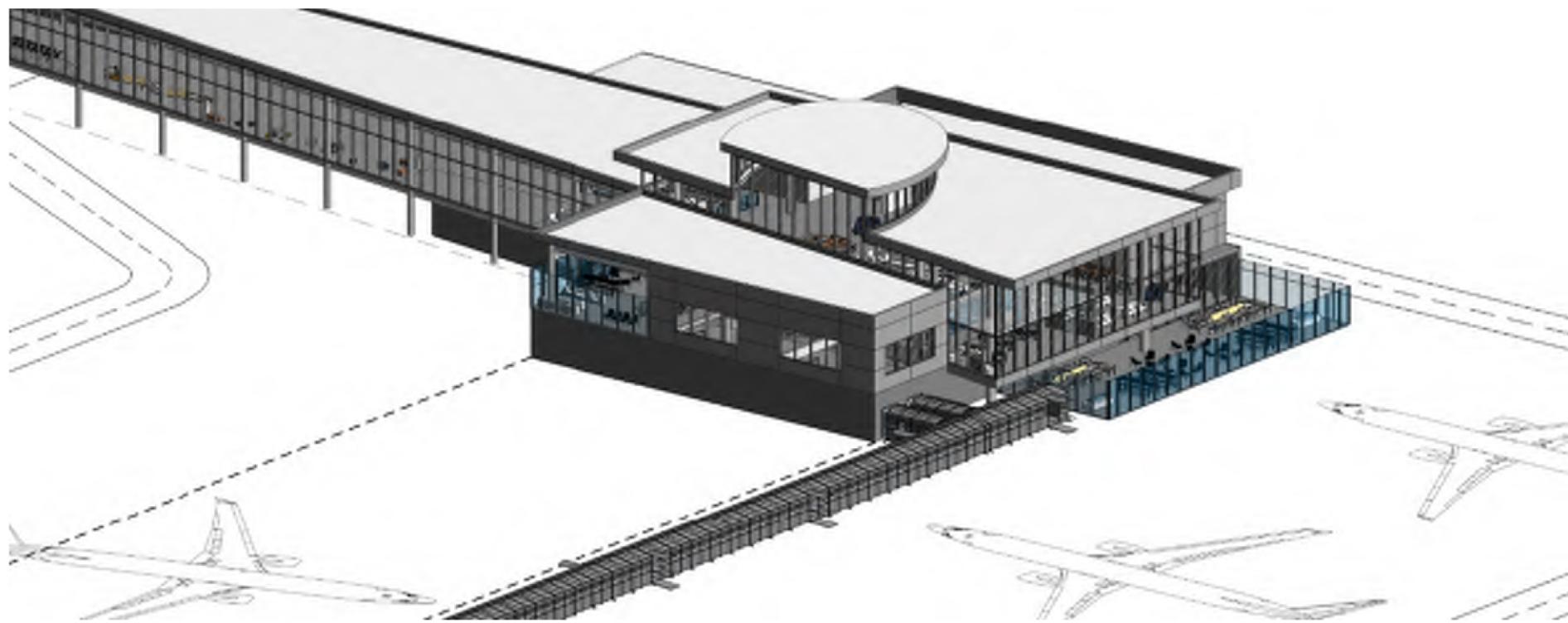


**FENTRESS
ARCHITECTS**

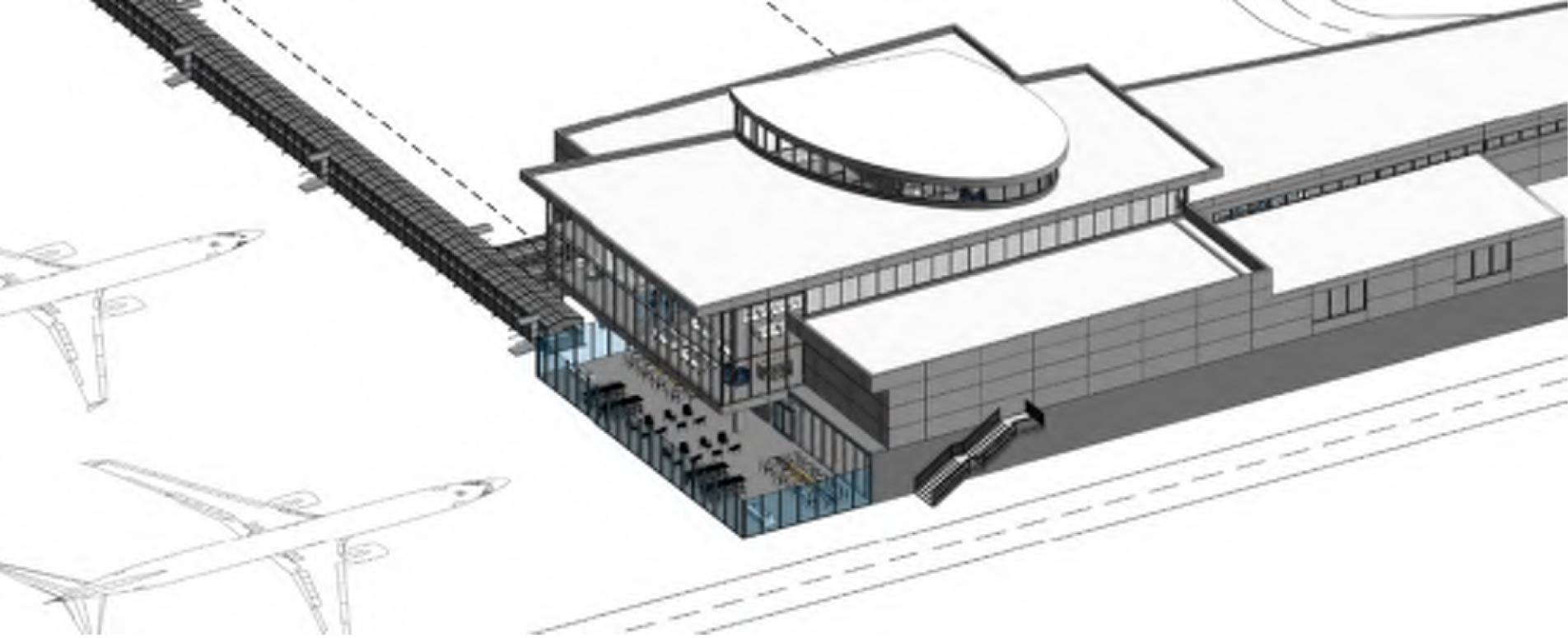
XNA WESTERN CONCOURSE PHASE 1
CONCEPT DESIGN 12/8/2021



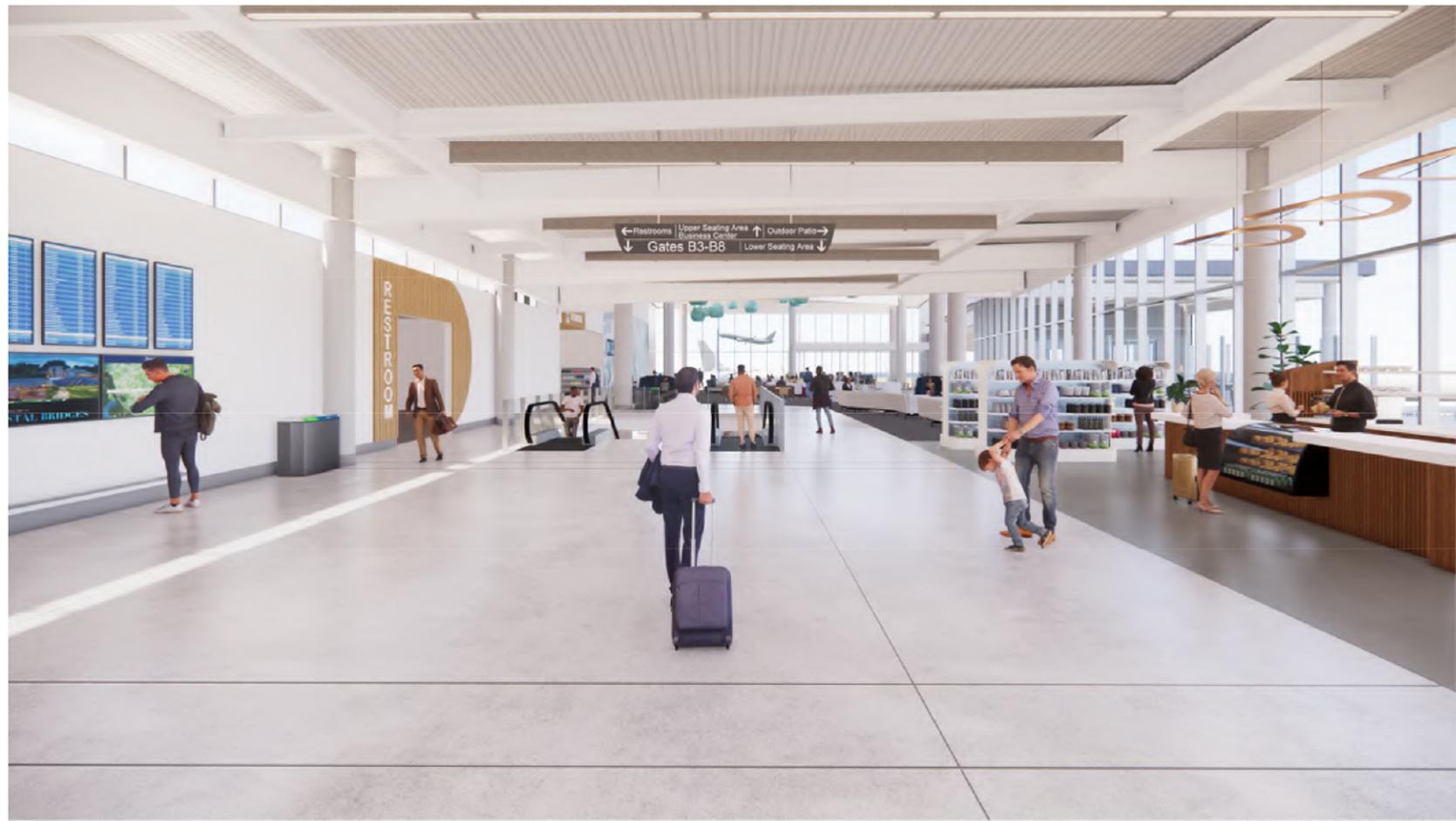
NORTHEAST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW









FENTRESS
ARCHITECTS

XNA WESTERN CONCOURSE PHASE 1
CONCEPT DESIGN 12/8/2021



FENTRESS
ARCHITECTS

XNA WESTERN CONCOURSE PHASE 1
CONCEPT DESIGN 12/8/2021



FENTRESS
ARCHITECTS

XNA WESTERN CONCOURSE PHASE 1
CONCEPT DESIGN 12/8/2021







ESTIMATE OF COSTS



Northwest Arkansas National Airport (XNA)
Bentonville, Arkansas

FLY XNA
National Airport

Western Concourse - Phase 1
Concept Estimate
Report Date:
November 12, 2023
Revision Date:
November 17, 2023
Revision No.:
02

Prepared for:
Fentress Architects
421 Broadway
Denver, CO 80203

CONNICO

Construction

Estimate for the Total Cost of Construction = **\$45,623,807**

Includes:

- Site Civil (Excluding Apron Expansion Project)
- Airside Equipment (Passenger Walkway, Retractable connector, Ramp)
- Furniture
- Estimated General Contractor Markups

Design

Task Order #5 proposed estimated design fee, 10% of total construction cost:

- Schematic Design 20% = \$912,476
- Design Development 35% = \$1,596,833
- Construction Documents 45% = \$2,053,071

Total estimated Design Fee: **\$4,562,380**



FENTRESS
ARCHITECTS

XNA WESTERN CONCOURSE PHASE 1
CONCEPT DESIGN 12/8/2021



QUESTIONS?



FENTRESS
ARCHITECTS

XNA WESTERN CONCOURSE PHASE 1
CONCEPT DESIGN 12/8/2021